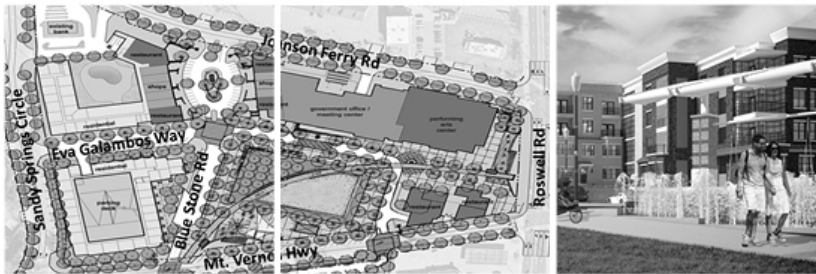


invest



develop



PRIVATE DEVELOPMENT DESIGN UPDATE

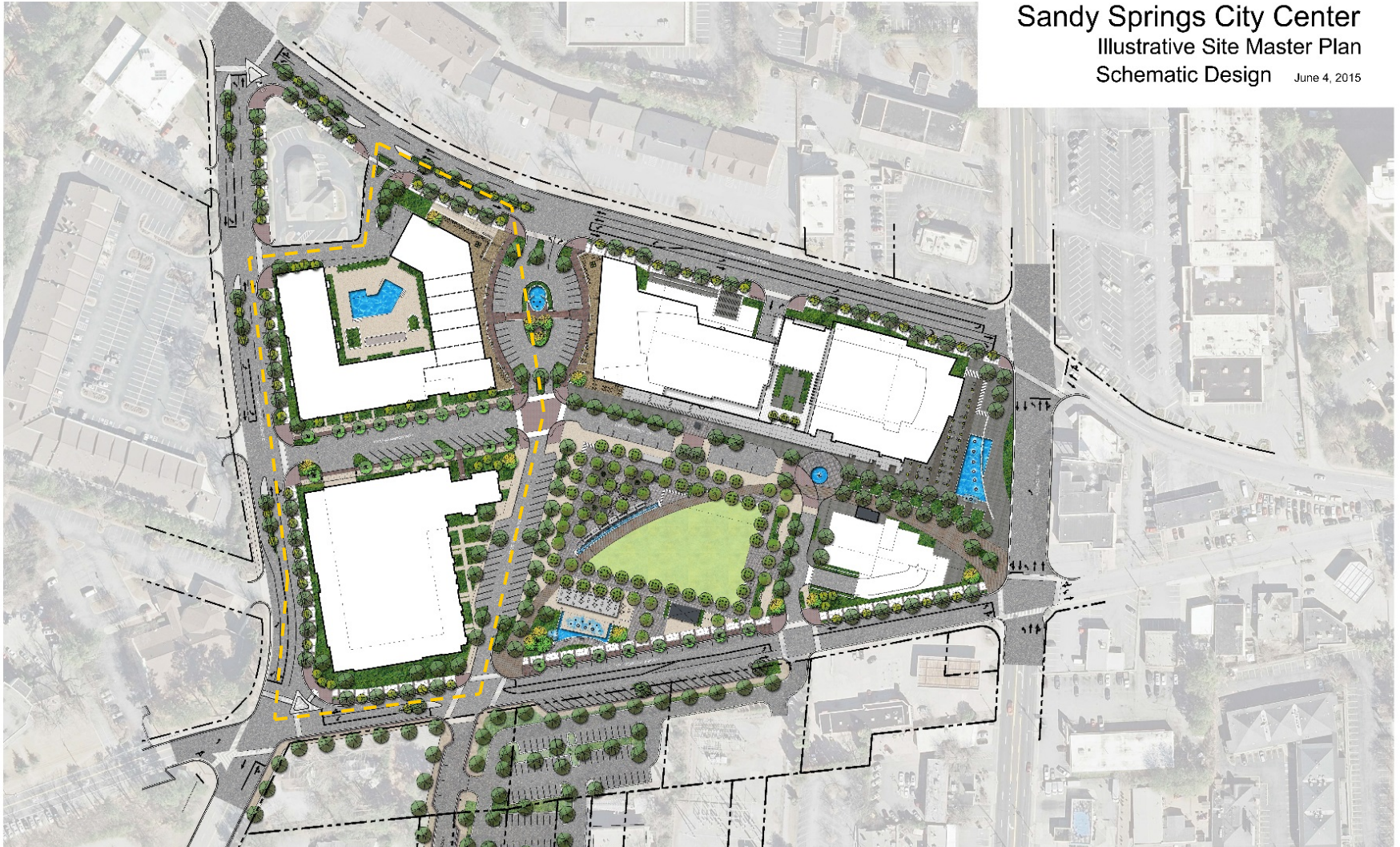
SANDY SPRINGS, GA

JUNE 2015

advise



CURRENT SITE PLAN



Sandy Springs City Center
Illustrative Site Master Plan
Schematic Design June 4, 2015

EARLY CONCEPT ELEVATIONS



View from Blue Stone Rd.



View from Sandy Springs Circle

DESIGN DIRECTION

- Modifications to the original design (RFP version) based on collaboration with the City design team as the site plan was modified
- Incorporated feedback received from public open house and on-line survey
- Explored the use of different exterior elements/textures to give character to the buildings and to break up the massing of the buildings from a pedestrians perspective; mix of brick, stone, stucco, and glass
- Unit Mix, larger units plans, expressed townhome features, large balconies, etc.
- Looked to examples of other projects, such as Woodstock, GA, Alpharetta, GA (Avalon); Nashville, TN (the Gulch)

WOODSTOCK IMAGERY



WOODSTOCK IMAGERY



AVALON MULTI-FAMILY



AVALON MULTI-FAMILY



UPDATED SOUTH BUILDING RENDERING



View of Southern Multi-Family Building from public park

UPDATED SOUTH BUILDING RENDERING



View of Southern Multi-Family Building from public park

UPDATED SOUTH BUILDING RENDERING



View of Southern Multi-Family Building from public park (trees removed from previous image)

UPDATED SOUTH BUILDING RENDERING



Street level view of southern building, looking south along Blue Stone Rd.

UPDATED SOUTH BUILDING RENDERING



View looking north on Blue Stone Rd. from Mt. Vernon intersection
(Note: Market Square and Civic Office Building to the right)

UPDATED SOUTH BUILDING RENDERING



Updated corner of Galambos Way and Blue Stone; now includes larger 3 bedroom units overlooking park and market square

NORTHERN BUILDING SKETCH UP



Standing at intersection of Blue Stone and Galambos looking west (market square slopes down to the right)

NORTHERN BUILDING SKETCH UP



Standing at intersection of Sandy Springs Circle and Galambos Way, looking east into the site

NORTHERN BUILDING SKETCH UP



Standing at Johnson Ferry entrance to Market Square looking south towards the park

UPDATED SOUTH BUILDING RENDERING



View of Southern Multi-Family Building from public park